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PUBLIC BUILDINGS AUTHORIZATION ACT OF 1984

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Mr. STAFFORD, from the Committee on Environment and Public Works, submitted the following

REPORT

[To accompany S. 2635]

The Committee on Environment and Public Works, to which was referred the bill (S. 2635) to authorize appropriations for the Public Buildings Service of the General Services Administration for fiscal year 1985 having considered the same, reports favorably thereon without amendment and recommends that the bill do pass.

GENERAL STATEMENT

S. 2635 represents the Committee's fifth annual authorization of the program and budget of the General Services Administration's Public Buildings Service.

Consistent with the Committee's reform initiative contained in S. 452, the Public Buildings Act of 1983, and passed by the Senate, an annual authorization bill provides the opportunity for comprehensive program oversight in lieu of the piecemeal examination and approval of individual public buildings prospectuses. In recognition of this improved procedure for considering the public buildings program and its requirements, GSA now submits to the Committee, as a package, all those prospectuses for new construction and repairs and alterations which outline the major projects in its annual program. Collective examination of these prospectus-level projects makes it possible to evaluate their contributions to programmatic goals as well as to consider their individual merits.

An annual authorization bill also facilitates scrutiny of non-prospectus program functions and permits the questioning of broader budget and financing issues. Further information on the history of the Committee's reform efforts and on the details and implications of the annual authorization procedure may be found in the report which accompanies S. 452 (Senate Report No. 98-289).

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An annual program authorization provides the committee having jurisdiction over an agency with the opportunity to comment on that agency's progress during the previous year. It also enables the committee to signal its expectations for the year to come.

Last year, the extreme tardiness of the General Services Administration in submitting its budget justification and prospectus information to the Committee resulted in a two-stage authorization process. A bill for monetary authorizations for the Public Buildings Service was reported by the Committee without the inclusion of line-item projects. One and one-half months later, the Chairman introduced an amendment on behalf of the Committee. This amendment contained the specific new construction and repair and alteration projects authorized for inclusion in the fiscal year 1984 program.

This year, GSA has acted more responsibly in transmitting vital information to the Committee. The budget justification arrived on time, although prospectuses still were not available until four to six weeks later. The budget request and all supporting documentation should be submitted at the same time and as early as possible.

Unfortunately, the measure of improvement in the submission of the annual program package has not been matched in other areas of performance. Institution of a viable planning process still eludes the agency. S. 452, if enacted, would mandate the preparation on an annual basis of a five year planning document. In February of this year GSA did submit to the Committee a document entitled "Strategic Directions for the New Public Buildings Service." The introductory letter by the Administrator of General Services notes that the document is not a five-year plan in the traditional sense because the agency lacks the data base to project future conditions. The planning document became instead a broad statement of goals and management initiatives.

Planning is a process which is not to be confused with the documentation that serves it. A meticulously prepared five-year plan is meaningless in the absence of the management structure, skilled program personnel, and adequate resources to implement it. For GSA, all of the necessary ingredients for a successful planning process are not yet in place. To plan ahead, the agency must know in detail both its past history and current direction. For a long time GSA has lacked a sufficiently sophisticated management information system to provide such knowledge. PBS is working on a computerized system to increase management information and control over projects and activities, but it is still in its embryonic stage.

Another critical obstacle to effective planning is GSA's unwavering attachment to the Federal Buildings Fund and the system of standard level user charges which supports it. GSA continues to claim that the payment of user charges makes Federal agencies more willing to economize in their use of space, because it is treated as a direct cost in their budgets. Little evidence exists in support of this claim. What is quite demonstrable, however, are the frequent reductions or freezes of user charge revenues imposed by the Congress, the Administration, or both. S. 452, if enacted, would repeal those sections of current law authorizing the Federal Buildings Fund and the associated system of standard level user charges. GSA will continue to find the planning

process unworkable as long as it must contend with the unpredictable resource levels which are part and parcel of the operations of the Federal Buildings Fund.

NUCLEAR REGULATORY COMMISSION

In 1979, the Committee authorized the construction of a government-owned headquarters for the Nuclear Regulatory Commission in Silver Spring, Maryland. The Administration, however, has never requested funds for this facility, and it is no longer included in the long-range program of the General Services Administration.

The Committee is concerned that little progress has been made toward resolving two issues relating to the NRC: consolidating its scattered staff and establishing a permanent home for the Agency.

The headquarters staff of approximately 200 people is currently housed in leased space in downtown Washington. The remaining 90 percent of the NRC's Washington area employees are located in suburban Maryland, primarily in the Bethesda area. The lease on the downtown property housing the headquarters staff is due to expire in a few months.

The Committee believes that the expiration of the least provides an opportunity to move toward further consolidation of the NRC staff. GSA is urged to work with the NRC in developing a mutually acceptable plan to relocate the headquarters staff and to utilize this opportunity for further consolidations. While it may not be possible to establish a permanent facility for all NRC operations in the immediate months ahead, any interim housing plan should be developed in the context of moving toward full consolidation in a permanent, government-owned facility in the near future.

The Committee recognizes that in the past NRC employees and their organized representatives have expressed strong preferences about the location of the Agency. Any plans for both interim and permanent consolidation should give proper consideration to these views.

GSA in recent years has begun acquiring property through its "opportunity purchase" program of existing privately-constructed buildings. This program could be an expeditious way of securing permanent housing for the NRC and should be seriously and fully considered in developing such plans.

The Committee strongly urges both the NRC and GSA to pursue this matter and to keep the Committee fully and currently informed of their progress.

KEY PROVISIONS

S. 2635 authorizes $2,227,802,000 in new obligations from the Federal Buildings Fund for fiscal year 1985, an aggregate amount identical to the Administration's request. The principal difference between S. 2635 and what GSA has proposed consists of the addition of three projects—(1) construction of phase II of the Pavillion in the Old Post Office in Washington, D.C.; (2) renovation of the Federal Building in Las Vegas, Nevada, to provide additional courtroom space; and (3) repair of the exterior plaza of the McNamara Federal Building in

Detroit, Michigan to forestall additional deterioration. Further explanation of these projects appears later in this section.

S. 2635 allocates the $2,227,802,000 aggregate authorization among the seven basic activities of the public buildings program. The amounts authorized for new construction and for repairs and alterations were adjusted upward to reflect the three additional projects. To avoid an increase in the aggregate program authorization, the amount for design and construction services was adjusted downward. Authorization amounts for the seven basic program activities are included in S. 2635 as follows:

1. $91,877,000 for construction and acquisition of facilities;
2. $226,404,000 for repairs and alterations;
3. $53,572,000 for design and construction services;
4. $865,000,000 for the rental of space;
5. $694,998,000 for real property operations;
6. $117,040,000 for program direction; and
7. $178,911,000 for purchase contract payments.

New construction and building purchases

A primary goal of the committee and more recently of the Administration is to lessen reliance on expensive leased space to house Government functions. GSA has approached this goal from three directions: (1) to improve space utilization by gradually achieving the objective of 135 square feet per Federal employee, (2) to repair and alter vacant space to reclaim it for Federal agencies, and (2) to acquire additional Government-owned space through what is termed the opportunity purchase program. Of the $91,877,000 identified above for the construction and acquisition of facilities, $70,217,000 is to be allocated for such opportunity purchases—that is, for the purchase of high quality commercial office buildings at a reasonable cost relative to their current market value. Judicious selection and acquisition of such buildings can increase the inventory of government-owned space without the long lead time typically associated with Federal construction. For fiscal year 1985, new construction focuses on border stations, highly specialized facilities obtainable by no other means. These projects are at the following locations and amounts:

Texas: El Paso	$6,893,000
Washington:	
Lynden	2,386,000
Sumas	4,618,000

S. 2635 also authorizes $2 million to construct a second phase of the Pavillion at the Old Post Office in Washington, D.C. To be located in the adjacent Internal Revenue Service courtyard, the project essentially consists of foundation and basement work, extension of utilities, and paving. A private developer would pay GSA a ground rent and invest an additional sum of $6 to $8 million to construct more commercial space.

Renovation of the Old Post Office has resulted in an extremely popular example of the implementation of the Cooperative Use Act—the mixed use of a Federal building not only for Government offices but also for private commercial and cultural purposes. Since its official opening in September 1983, the Pavillion at the Old Post Office has

been patronized at a level which is severely taxing its capacity. Expansion of commercial development into the adjacent IRS courtyard after construction of a suitable facility will relieve the pressure on the Cooperative Use Space in the Old Post Office itself and provide an additional source of long-term rental revenue for GSA.

Repairs and alterations

The line item repair and alteration projects for which GSA has submitted prospectuses fall into six categories of program needs. First among these is the category of Health and Safety, which includes the following buildings and renovation costs:

San Francisco, Calif.—Appraisers Bldg	$9,711,000
Denver, Colo.—Federal Center No. 20	6,210,000
Washington, D.C.—Health and Human Services, north building	1,504,000
Philadelphia, Pa.—Federal building, 5000 Wissahickon Ave	2,635,000
Arlington, Va.—Pentagon Building	4,602,000

The obligational authority requested for renovation of the Denver Federal Building No. 20 provides for completion of the second phase of the project to permit the relocation of hazardous Food and Drug Administration laboratories from the Federal Building-U.S. Customhouse in downtown Denver to safer, newly designed laboratory space. The Committee authorized $10,087,000 for this project as a part of the fiscal year 1983 program.

The glazed terra cotta facing of the Appraisers Building in San Francisco is deteriorating and is said to be potentially hazardous. Its replacement and the installation of a fire sprinkler system are the major work items to be accomplished with the funds requested for this building.

Fire safety equipment installation is the major component in each of the remaining three projects in the Health and Safety category. In addition, the Federal Building in Philadelphia requires asbestos removal.

Vacant Space Alterations is the second category of repair and alteration projects. There are three such projects at the following locations and renovation costs:

Sioux City, Iowa—Post office/courthouse	$809,000
New York, N.Y.—Federal building, 201 Varick St	1,508,000
Pittsburgh, Pa.—Post office/courthouse	8,672,000

GSA often acquires Post Office-Courthouse buildings from the United States Postal Service when the Postal Service relocates to new light industrial facilities more compatible with its current operations. The old post office buildings often already house the U.S. Courts and a number of Federal agencies. Renovation of the space vacated by the Postal Service ultimately permits the relocation of Federal agencies from leased space into a Government-owned building. In the case of the Pittsburgh Post Office-Courthouse, 418,000 sq. ft. of additional space will be made available for Federal agency use. The Sioux City, Iowa, project similarly is to convert vacant postal work space for office use and also to install various firesafety items. Proposed work in the Varick Street Federal Building in New York is to alter 108,000 sq. ft. of space for occupancy by the Department of Labor.

The third category of repair and alteration projects is constituted by Basic Repairs, work essential to the preservation of the value and

continued use of significant Federal assets. Work items typically included under the rubric of basic repairs are roof replacement; elevator rehabilitation; structural reinforcement; heating, ventilation, and air conditioning system renovation; and plumbing and electrical system repairs. Included in the Basic Repairs category are the following buildings at the indicated renovation costs:

Denver, Colo.—Building No. 810	$8,590,000
Washington, D.C.—	
Archives	4,696,000
Auditors	8,980,000
Interior	4,131,000
Des Moines, Iowa—Federal building	3,038,000
Detroit, Mich.—Federal parking facility	1,832,000
Detroit, Mich.—McNamara Federal Building	1,532,000
Kansas City, Mo.—Federal building	907,000
Fort Worth, Tex.—Warehouse No. 5	710,000

One project in the above list requires additional comment. S. 2635 authorizes $1,532,000 to accelerate the proposed repair of the exterior plaza of the McNamara Federal Building in Detroit. Postponement of this repair may lead to substantial additional costs, because the plaza suffers progressive deterioration with each succeeding winter season. GSA has only requested funds for the design of this project during fiscal year 1985.

Only one project falls into the fourth category of the repair and alteration program: Special Program Needs. Naval Intelligence Command No. 1 located in Suitland, Maryland requires renovation to convert it to a secure facility for handling classified information. $8,809,000 in obligational authority is needed for this work.

The fifth category of repairs and alterations serves the U.S. Courts. As the space requirements of the judiciary increase, it is often necessary to construct new courtrooms and ancillary facilities in existing Federal buildings. There are two projects of this type for inclusion in the fiscal year 1985 program. GSA has found the obligational authority for court-related renovations in the Alexandria Post Office-Courthouse requested as a part of the fiscal year 1983 program to be inadequate to complete the project. $1,370,000 in additional obligational authority has been requested for repairs and alterations for fiscal year 1985.

S. 2635 also includes $1,123,000 for the construction of a new courtroom and related facilities in the Federal Building in Las Vegas, Nevada. GSA first sent a prospectus describing this project in February 1982. Its postponement has been the cause of great concern to the affected members of the judiciary.

The final category of the repair and alteration program, Renovation of Historic Buildings, is occupied by a single project—Blair House. On August 5, 1982, the Committee approved a prospectus for the renovation of the Blair House complex for $7,020,000. Reexamination of some of the requirements for building circulation, safety, and guest accommodations has increased the maximum obligational authority required for the project to $9,000,000. GSA received an appropriation for $2,000,000 for fiscal year 1984 and is requesting an additional $6,611,000 in obligational authority for fiscal year 1985 for

the repair and alteration program. ($389,000 for design is included in the aggregate amount requested for design and construction services.)

Design and construction services

One component of GSA's public building program which is to receive separate funding for the first time in fiscal year 1985 is design and construction services. This category contains all of the costs associated with the design, management, and inspection of repair and alteration or new construction projects. Prior to fiscal year 1983, these costs were handled through the Construction Services Fund, which was terminated because its operations violated the Anti-deficiency Act. Treatment of design and construction services as an unfunded budget activity in fiscal years 1983 and 1984 resulted in a complicated system of charges against individual projects and again ran the risk of Anti-deficiency Act violations as these projects neared completion. Direct funding of this activity is GSA's solution to the legal and administrative difficulties encountered with previous arrangements.

GSA's budget justification for fiscal year 1985 lists line item amounts for design and construction services for each project in its fiscal year 1985 program. These amounts are subtracted from the total amount of obligational authority requested for each project when that project is listed as a separate line item under the new construction or repair and alteration program activity.

Included in the $58,227,000 requested by GSA for design and construction services is $12,956,000 to design projects for which full construction funding will not be needed until after fiscal year 1985. Although more expeditious project completion is claimed for this approach, GSA's ability to obligate design funds rapidly remains an unproven hypothesis. To avoid any increase in the aggregate obligational authority required for the public buildings program, the $4,655,000 needed for the three projects added by S. 2635 is recovered from the $58,227,000 for design and construction services, reducing that amount to $53,572,000.

Other program activities

For each of the four remaining program activities—rental of space, real property operations, program direction, and purchase contract payments—S. 2635 authorizes obligations for fiscal year 1985 at the same level as requested by GSA.

In its budget justification, GSA projects that the amount of space under lease during fiscal year 1985 will decline by 6.4 million square feet and leasing costs by $15.5 million relative to the levels in the fiscal year 1984 budget request. On January 23, 1984 GSA requested and on January 24 received the approval of the Senate and House Subcommittees on Appropriations to reprogram funds within the Federal Buildings Fund. Obligational authority within the rental of space budget activity was revised from $880.5 million to $847 million for fiscal year 1984. The estimated savings of $33.5 million relative to the original budget request are attributed to (1) lower inflation rates, (2) lower operating cost and tax escalator lease clauses, (3) reduction in leased space inventory, and (4) lower-than-anticipated rates for new leases.

Given the fact that the revised estimates of fiscal year 1984 leasing program costs were prepared after the submission of the fiscal year 1985 program to the Office of Management and Budget, no direct comparisons can be made at this time between the $865 million requested for leasing in fiscal year 1985 and the $847 million allocated for leasing in fiscal year 1984 pursuant to the reprogramming action. Also, to the degree that reductions in the leased space inventory account for part of the savings which prompted the reprogramming action, it is difficult to evaluate the claimed reductions in the amount of leased space to be realized during fiscal year 1985.

SECTION-BY-SECTION ANALYSIS

Section 2

Section 2 is similar to section 802(a) of S. 452 as passed by the Senate.

Section 2 establishes the restriction that no appropriation, including any appropriation from the Federal Buildings Fund, for the purposes of the bill, i.e., for the Public Buildings Service, is to be made unless it has been authorized by the Congress in accordance with this bill. This binding restriction by the Congress upon itself is similar to the provision contained in the Public Buildings Act of 1959 (P.L. 86–249). (That law would be repealed by enactment of S. 452.) The subsection adds the further restriction that no appropriation for the Public Buildings Service shall be obligated by GSA unless it has been authorized in accordance with this bill.

Section 3

Section 3 states that no public building construction, renovation, alteration, repair, or acquisition is to be commenced unless an appropriation has first been made—in the amount of the estimated cost of completion of the project—in the fiscal year in which the appropriation is authorized. Beginning in fiscal year 1986, no lease is to be entered into unless contract authority (a special form of budget authority) for the maximum costs of the lease over its entire term and a commensurate appropriation are provided in the fiscal year in which the lease is authorized.

This provision is consistent with the "full funding" concept of budgeting. Funds for all "out-year" obligations or outlays, as well as those funds expected to be required for obligation in fiscal year 1985, will be provided in appropriations in the first year. Partial-year funding will not be permitted.

This policy is consistent with the present practice for construction projects. Appropriations are made for the total estimated cost of completion before the work begins, even though obligations and outlays may extend over three to five or more years. However, at present, annual appropriations for renovations, repairs, and leases reflect only the expected obligational level for the year for which the appropriation is made. Beginning in fiscal year 1986 the practice followed in construction will apply as well to renovation, repair, and leasing.

The Committee has found, for example, that the unaccounted obligation which will be required to liquidate existing GSA leases presently exceeds $4.6 billion, but this year's public buildings budget

request shows only the $865 million in fiscal year 1985 lease payments. GSA reports that leases newly executed during fiscal year 1985 will require payments of $25.7 million during this fiscal year, and that is the amount GSA has requested for those leases. Signing those leases will commit the Government, however, to total outlays of $206.8 million over the terms of those leases. Each of the full-funding figures provided above includes the impact of executing cost escalation and renewal option provisions pursuant to the lease agreements.

Under present accounting procedures, each year's new leasing authorization is used by GSA to enter into leases of from one to twenty years, but only the current years obligation is counted in that authorization. This omission of lease commitments for all future years from both the executive branch and congressional budgets grossly understates leasing costs. It skews decisions away from construction and acquisition, and introduces a bias in favor of constantly escalating lease commitments.

In order to phase in the authorization of these currently unreported commitments, the bill delays implementation of the full funding policy until fiscal year 1986. In the interim, the Committee expects GSA and OMB to take the necessary steps to reflect this changed policy in the fiscal year 1986 Federal budget request.

The bill's restriction that appropriations may be made only in the year for which they are authorized is an important departure from current practice. At present, when a project proposal is submitted to the Committee by GSA, it is not often tied to any funding schedule. Under this practice, projects are authorized without regard to fiscal year limitations, and a backlog of authorized but unfunded projects tends to build up.

This bill authorizes appropriations for just one fiscal year. These authorizations are limited in duration. In this respect, the bill authorizes an annual national buildings program, not a series of independent, unrelated projects. Work authorized by the bill but not funded by appropriations for fiscal year 1985 have to be reauthorized in a subsequent year's annual program authorization bill.

Section 4

Section 4 authorizes appropriations from the Federal Buildings Fund in the amount of $2,227,802,000 for fiscal year 1985 for the Public Buildings Service. This sum is identical to GSA's fiscal year 1985 request for appropriations.

The total is authorized within seven major categories. GSA may reprogram funds within any of the seven categories, but not across or between categories. For example, funds appropriated pursuant to subsection (a), for construction and acquisition of buildings, may be reprogrammed among the items of that subsection. Funds appropriated pursuant to subsection (b), for renovations, alterations, and repairs of public buildings may be reprogrammed among the items contained within that subsection. No funds, however, may be reprogrammed from subsection (a) to subsection (b) or from subsection (b) to subsection (a).

Section 4(a) authorizes $91,877,000 for the construction and purchase of buildings for fiscal year 1985. This amount represents an increase of $2 million over the GSA budget request and is designated for

a single, additional project, the construction of phase II of the Pavillion at the Old Post Office in Washington, D.C.

Descriptions of authorized major projects (those over 10,000 gross square feet) and building purchases are as follows:

New Construction: District of Columbia, Old Post Office (Internal Revenue Service Courtyard)---------- $2,000,000

The Pavillion is a private, commercial development located within 60,000 square feet of space in the Nancy Hanks Center at the Old Post Office. Comprised of 50 restaurants and shops, the Pavillion is a highly successful application of the Cooperative Use Act—the mixed use of Government-owned space by Federal agencies and private businesses. Although the Pavillion is currently a flourishing example of public and private sector cooperation, its long term prospects would be enhanced by a proposed 40,000 square foot expansion into the adjacent Internal Revenue Service Courtyard. A second phase of the Pavillion would augment the presently restricted amount of retail space in the development, providing a better balance between retail shops and restaurants. Additional space would also help to relieve the crowding in the existing facilities.

GSA's investment of $2 million for foundation and basement work, extension of utilities, and paying would complement between $7 and $8 million in private funds which would be used to construct a two-story facility and associated retail space. As a return on its investment of public funds, GSA would receive rent from the developer as well as participation in the profits of the enterprise.

Texas, El Paso, border station---------- $6,893,000

The General Services Administration proposes to construct a Federally-owned border inspection facility in El Paso, Texas, at the Ysleta-Zaragosa Crossing. The proposed site is a tract of land, containing approximately 10 acres, owned by the city of El Paso and is located adjacent to the proposed new bridge. The complex is to be composed of three buildings which will contain the administrative and inspection functions of the user agencies. Also included will be:

Primary vehicle inspection area.—Provide six auto inspection lanes, under canopy, plus provision for expansion. Lanes shall be 12 feet wide with 6-foot island on the driver's side with an inspection booth 4 foot by 6 foot on each island.

Secondary vehicular inspection area.—Eighteen parking spaces will be provided under a 14-foot clear-height canopy. Baggage inspection tables will be provided between each space.

Import lot.—A paved, fenced, and lighted import lot of approximately 55,000 square feet will be provided. A loading dock containing 2,500 square feet of space will be included.

Zaragosa Bridge is a narrow, two-lane bridge connecting El Paso (Ysleta), Texas, with Zaragosa, Mexico. The crossing, located 16 miles east of downtown El Paso, was originally constructed in 1916 and was expanded in 1929. The bridge was acquired by the United States Government in 1939. At present, the Zaragosa Bridge is owned by the International Boundary and Water Commission.

The inspection facilities (constructed in early 1950's) have a total of 6,300 gross square feet of building area and the secondary canopy cov-

ers approximately 7,800 square feet. The parking lot and primary inspection area has approximately 3,850 square feet. The entire facility is under the custody and accountability of the Immigration and Naturalization Service.

Interest in expanding and improving the Zaragosa Bridge has existed for many years, and such an expansion is currently a major goal of the city of El Paso. In order to accomplish the expansion and improvement to the area, application has been made under the laws of the "International Bridge Act of 1972" (Public Law 92–434) for authority to construct a new bridge adjacent to the existing structure. Following construction of the new bridge, the crossing will be considered a commercial port of entry.

After the construction of the new bridge, the existing facility cannot be used. New facilities, complete with import and export capabilities, will be required when the bridge is opened to traffic.

Washington, Lynden, border station---------- $2,386,000

The General Services Administration proposes to replace the obsolete existing border station buildings and to construct new border station inspection facilities at the U.S.-Canada border near Lynden, Washington. Additional land, contiguous to the site, will be acquired. The main building will provide offices, conference room, search and detention rooms, and public toilets. The second building will be a truck inspection facility with space for incinerator, generator, and maintenance equipment. Adjoining the main building on the west will be four primary inspection lanes, two covered and two uncovered. Adjoining the truck inspection building will be one covered and one open truck lane. Attached to the main building on the south will be two enclosed and six uncovered secondary inspection lanes. A truck maneuvering area and 24 parking spaces will be provided.

Annual traffic loads on this route have increased 220 percent over the past 10 years. In 1982, 544,341 vehicles passed through the Lynden Border Station. The present facilities, two primary inspection lanes only, cannot efficiently accommodate present and projected traffic. The present building cannot be altered acceptably to meet the criteria established by its occupant agencies because of its proximity to the border and the highway, its structure type, size (only 2,890 square feet), and arrangement.

Washington, Sumas, border station---------- $4,618,000

The General Services Administration proposes the retention and renovation of the original portion of the existing historic border station building and the construction of two structures and associated appurtenances to satisfy space requirements of the U.S. Customs Service, the Immigration and Naturalization Service and Department of Agriculture at Sumas, Washington. Land contiguous to the Government-owned site will be acquired to accommodate the expanded requirements. The main building will provide the three agencies with 5,405 occupiable square feet on one floor, including required search and detention rooms, vault, storage and file rooms, conference and training room, lunch room and locker rooms for employees, and public toilets. The building will be accessible to handicapped persons, provide required fire-safety features and art-in-architecture. There will

be a 3,830 square foot truck inspection facility with rooms for incinerator, generator, and maintenance gear, as well as warehouse storage, an office, toilets and a 48'x20' open dock. Adjoining the main building will be five primary inspection lanes, on the west (all covered), and six covered secondary inspection lanes (four enclosed) on the south. There will be parking space for 22 vehicles, a truck maneuvering area, and a fenced impound area. These facilities will greatly increase the efficiency of traffic flow across the border. The gross area of the proposed buildings including canopies and dock will be 23,960 square feet. Additionally, the retained original portion of the existing historic building contains about 5,685 gross square feet. Estimated total cost of the project is $5,014,000. The total area of the site will be approximately 3.75 acres.

The inadequate facilities of the existing station seriously hamper performance of the agencies' missions. Traffic flow at this northwestern Washington station continues to increase each year. Most of the traffic crossing the border is Canadian in origin. Canadians are attracted to the United States for recreational and economic reasons. All of the traffic is now inspected at two covered primary lanes and one makeshift secondary lane, often causing delays. A hazardous situation arises when vehicles using Boundary Street, (located between the border station and the border), cross north-south traffic patterns going through the inspection lanes.

The proposed project will correct deficiencies now encountered by the existing border station, and provide an adequate, orderly border station facility.

Section 4(b) authorizes $226,404,000 for the repair and alteration program.

Major renovation, repair, and alteration projects (those over $1 million) included in section 4(b)(1) are as follows:

Repairs and alterations

California, San Francisco, appraiser stores $9,711,000

This 17 story building, which was constructed in 1944, has a reinforced structure with a terra cotta facing. GSA proposes to replace the deteriorating facade with more durable materials. A structural report has indicated a potential hazard involving the metal supports which are used to attach the terra cotta to the building. In addition, to meet recognized life and fire safety code requirements, an automatic sprinkler system will be installed from the 2nd through the 17th floors.

Colorado, Denver, Federal Center Building 20 ..... $6,210,000

GSA has requested the remaining obligational authority needed to complete this repair and alteration project. The Committee has already authorized $10,087,000 for work in this building as a part of the fiscal year 1983 program.

Building 20 is a two-story structure built in 1941 with a steel frame and exterior brick walls. It contains 356,075 gross square feet of space with an occupiable area of 270,700 square feet.

This project provides for converting part of Building 20 to laboratory facilities to house the Food and Drug Administration (FDA)

and the U.S. Geological Survey (USGS) which are presently housed in unsafe, overcrowded facilities. Architectural modifications will include interior partitions, suspended acoustical ceilings, floor coverings and the remodeling of a blind stand.

The existing single glazed steel frame windows will be replaced with smaller double glazed units. Existing pendant type light fixtures in the industrial areas will be replaced with recessed fluorescent fixtures in an acoustic ceiling system.

A new wiring system and receptacles will be added to offices and laboratories. Modification to the telephone and fire alarm systems will be required to meet the new space configurations.

New panelboards will be installed and existing panelboards will have to be modified or replaced. Data processing rooms will have a voltage regulation system installed. Special grounding systems will be provided for each laboratory.

A new standby generator will be added for the emergency lighting system, elevator control, laboratory lighting, special receptacles, medical refrigerators, data processing equipment and incubators.

Energy conservation measures will include the insulation of both the exterior walls and the roof. The entire roof will be replaced.

The existing air handlers and duct distribution will be reused for the office areas, laboratory support areas and general laboratories. Reheat coils and dehumidifying capabilities will have to be added in areas requiring dehumidification.

New systems will be installed for FDA laboratories. The FDA laboratories will require an 100% outdoor air supply system.

Laboratories will also require the addition of acid neutralization basins, acid piping, vacuum and compressed air outlets. Exhaust hoods and fans will be provided to supply required air flow capacity. Each perimeter radiation unit will require removal and reinstallation when insulation is added to the exterior walls. The toilet rooms will be modernized and will include provisions for the handicapped. Handicapped facilities will also be provided in other areas to be renovated.

The existing sprinkler system will be extended into the new laboratory areas. In order to provide safe egress, the existing stairwells are to be enclosed with fire rated partitions and doors. The fire alarm system will be modified and extended to all building areas.

A chemical storage and vault facility will be constructed to separate hazardous materials from the rest of the building.

Colorado, Denver, Federal Center Building 810---------- $8,590,000

Building 810 was built in 1965 specifically to meet Federal Supply Service Depot requirements. The one-story barrel roof structure encloses 681,185 gross square feet under approximately 837,500 square feet of roof deck. Building 810 is one of 108 buildings located on the Denver Federal Center, which encompasses 690 acres.

This roof replacement project is required to insure protection of personnel, property and facilities. The present condition of the barrel shell and valley roofs exhibits considerable splitting and many overt defects, most of which are open, allowing water to wet the insulation and leak into the interior. The valley fill and much of the barrel insulation are saturated and the entire roofing system is deteriorating beyond minor repairs and requires total replacement. The continuous

roof leaking has caused general concrete deterioration that will require structural repairs to be done to insure the future structural integrity of the warehouse. The 17 acre Depot houses large quantities of supplies that are constantly subjected to water damage. The flat roof sections located over the office areas and loading docks must be replaced at this time to insure a completely watertight building. It is therefore imperative and in the best interest of the Government to replace the existing roofing systems.

District of Columbia, Archives **$4,696,000**

The Archives Building was constructed in 1935 and provides a gross area of 1,323,623 square feet and an occupiable area of 845,635 square feet. It is a poured concrete structure which houses office space, library space and public display space. This structure is on the National Register of Historic Places.

The following basic repairs are included in the Archives project:

Renovation of the heating, ventilating and air-conditioning system is required, consisting of replacement of 11 air handler units (AHU's) in the attic, addition of reheat coils to AHU's not being replaced, temperature and humidity controls and upgrading of the chilled water system to eliminate excessive pumping pressure.

The east moat driveway entrance is spalled and deteriorated in many places; in addition, the slope is too steep for safe vehicular egress. This entrance is to be made safe for vehicular egress and have all finishes restored.

Two passenger elevators and a freight elevator will be refurbished to meet present usage and code requirements.

Due to the importance of the archival documents, the intrusion alarm system will be expanded to cover each stack area and recordings made of each intrusion.

The restroom finishes are deteriorated and will be restored to the original condition. The toilet partitions will be replaced, walls repaired and proper ventilation provided.

Replacement of the sales counter and the lighting in the museum shop area is needed to improve the appearance and efficiency of this facility.

District of Columbia, Auditors **$8,980,000**

This six-story building, which was constructed in 1880, and extended in 1891, 1896 and 1900, provides a gross area of 162,200 square feet and an occupiable area of 111,513 square feet housing 527 employees. It has a brick exterior with cast iron structural frame.

The major repairs and alterations described below are necessary to provide for the continued use of this historic building.

Existing deteriorated wood windows will be repaired/replaced to match the originals. Deteriorated and damaged exterior masonry surfaces, including ornamental elements, will be repaired, restored, cleaned and pointed.

Missing, damaged and rusted-out interior rain leaders will be repaced and the adjoining water-damaged surfaces repaired, restored and refinished. The existing vacant 5th floor will be made accessible by constructing new fire stairs and will be renovated to provide usable office space, including suspended ceilings and lights, partitions, flooring, air-conditioning, heating, electrical, and plumbing systems and

restrooms. Repairs will be made in the attic to meet recognized fire and lifesafety codes. The area will also be insulated.

Floors 1 through 4 will be renovated to restore public areas to original conditions and upgrade office space including suspended ceilings, lights, partitions, flooring, finishes, air-conditioning, heating, electrical and plumbing systems, renovation/construction of restrooms and installation of exit stairs. Exit lights, sprinklers and alarms will be renovated or installed.

The site shall be renovated to correct drainage problems, repair deteriorated pedestrian access and open spaces.

District of Columbia, Blair House---------- $6,611,000

The Blair House complex, the President's Guest House, consists of four separate properties which have been connected and now function as one. These are the Blair House, the Blair-Lee House, and Jackson Place (two houses). The complex has 115 rooms and 45,000 gross square feet of area. These properties are now commonly known as the Blair House, and are included on the National Register of Historic Buildings.

The Blair House is now closed to use by foreign visitors. It was closed when hazardous conditions in the heating and domestic hot water systems were discovered. GSA proposes those renovations necessary to reopen the Blair House to visiting heads of state and indicates that the lifesafety of these official guests cannot be ensured until all actions identified for this project are completed.

Major system and some structural upgrading will be accomplished, including the electrical, heating, plumbing and air-conditioning systems, roof repairs, installing fire and lifesafety systems, and enhancing physical security. It is intended that all work to be done on the complex will be faithful to its historic nature. In addition, the complex will be expanded by constructing a new wing on the west side.

Space alterations and improvements will be provided to meet the needs of the official dignitaries, the staff providing service to the visitors, and the security services required.

District of Columbia, Health and Human Services, north building--- $1,504,000

The Health and Human Services Building was constructed in 1940 and provides a gross area of 1,066,424 square feet and an occupiable area of 595,799 square feet. This building was constructed using a steel frame and concrete.

GSA proposes the replacement of the existing fire alarm system to correct malfunctions due to age, deterioration, and obsolescence and to bring this system up to firesafety code requirements.

District of Columbia, Interior Building---------- $4,131,000

The Interior Building was constructed in 1937 and is potentially eligible to be listed on the National Register of Historic Places. It has a gross floor area of 1,310,411 square feet and an occupiable area of 756,020 square feet.

GSA proposes to repair and replace building systems and equipment.

The elevators in this building are original and were automated in 1952. It is proposed to remove 12 passenger elevators and replace them with completely new or rehabilitated units. Replacement parts are not

available. The 12 elevators will be replaced to match existing materials and details and to comply with current safety and operational codes. Usable finish materials will be retained and reconditioned as necessary in compliance with historic preservation guidelines.

This project also provides for the replacement of the existing fire alarm system to correct malfunctions due to age.

Iowa, Des Moines, Federal Building---------- $3,083,000

The building was constructed in 1968 with a structural steel frame and brick masonry exterior walls. It is ten stories above grade and contains a gross area of 365,034 square feet and an occupiable area of 247,499 square feet.

Since its completion, the building has developed numerous water leaks in its exterior walls. Interior finishes have been damaged and the appearance of the buiding has deteriorated. Masonry has shifted and spalled, and there are contraction and expansion problems with the exterior facing. Based on an engineering analysis completed in 1979 by an independent consultant, a large portion of the brick work must be removed and replaced, flashing must be replaced, modification to the supports of the exterior masonry granite panels must be completed, and the entire face of the building must be recaulked.

Modifications to the mechanical and electrical systems are needed to conserve energy and will include reduction of outside air requirements, computer room air-conditioning revisions, and modifications of controls.

The replacement of damaged ceiling tile is required because of severe water penetration near the windows. Damaged ceiling tile also affects the efficient operation of the HVAC system by disrupting the controlled exhaust through the ceiling-formed return air plenums.

An additional elevator will be installed in the existing empty elevator shaft to provide adequate service.

Maryland, Suitland, Naval Intelligence Command No. 1---------- $8,809,000

This three story building was constructed in 1942. Primarily constructed of masonry walls and concrete framing, the center wing is constructed of wooden beams and columns with masonry walls. This structure is one of thirteen buildings located at the Suitland complex. It provides a gross floor area of 194,611 square feet, with an occupiable area of 149,915 square feet.

This project is designed to provide space alterations; conversion to special use space to handle highly classified material; installation of fire and lifesafety items; upgrading of electrical distribution system; upgrading of the heating, ventilating and air-conditioning (HVAC) system; blocking up windows; and expansion of elevator service.

The United States Naval Intelligence Command will be consolidated into this building. This community of commands requires restricted access housing since its activities involve handling classified material dealing with national security.

Space alterations involve major repairs and alterations to convert this building to a classified intelligence facility. This conversion entails installation of the following; secure offices, security systems and vaults, classrooms, and physical training area. In addition, the HVAC system will be replaced to be compatible with new space arrangements. These

areas will have internal combustible materials replaced. An additional elevator will be installed.

The original wood window frames and sash in this building have deteriorated. In keeping with the occupants high security requirements, most windows on the first and second floors will be removed and the openings closed. The remaining windows will be replaced.

To meet recognized fire and lifesafety codes, a sprinkler system will be installed in all windowless areas and high hazard areas, stairways will be erected at the dead end wings, existing exit stairways will be upgraded with fire doors, and a new standpipe and fire main system will be installed. In addition, new exit signs, emergency lights and a new fire alarm system will be installed.

The existing 40 year old secondary electrical distribution system will be replaced including separation of wire and telephone closets; and the installation of new branch circuits, panel boards and risers.

Michigan, Detroit, McNamara Federal Building---------- $1,532,000

The Patrick V. McNamara Federal Building was constructed in 1976. It is a modern 26-story office building constructed of reinforced concrete which provides an occupiable area of 733,000 square feet in a gross area of 1,136,450 square feet.

The Committee has authorized the acceleration of one portion of a more comprehensive repair and alteration project proposed by GSA for this building and for which only design funding was requested for fiscal year 1985. It is clear from information the agency has supplied that problems associated with the exterior plaza of the building are becoming progressively more severe and consequently more expensive to correct. Prompt action can result in savings. Each succeeding winter season with its accompanying freeze-thaw cycles results in the instability and in some cases total structural failure of the concrete and granite plaza pavers. GSA has constructed a temporary walkway to provide a safe entrance to the McNamara Building. Funds appropriated pursuant to this authorization will be used to repair the plaza and eliminate the safety problem.

Nevada, Las Vegas, Federal Building---------- $1,123,000

GSA first submitted a prospectus for the construction of an additional courtroom, judges chambers and ancillary facilities in the Federal Building-U.S. Courthouse in Las Vegas on February 2, 1982. One of the two current district judges will assume active senior status. A new judge will be appointed to fill his position resulting in three jurists with a need for courtroom space. Although the original prospectus has been updated twice, on May 19, 1983 and March 14, 1984, GSA has never requested funds for this project except for design. The judiciary in Las Vegas has expressed its concern about the delay in funding the construction of the court facilities expansion. This legislation authorizes the inclusion of the entire project, design and construction, in the fiscal year 1985 program.

New York, N.Y., 201 Varick St---------- $1,508,000

The building, completed in 1929, is of masonry and steel construction. It provides an occupiable area of 811,798 square feet and a gross area of 1,232,869 square feet. This project will provide initial space

alterations for the Department of Labor, to be relocated from leased space to the 6th, 7th and 8th floors in approximately 108,000 occupiable square feet. The work includes construction of two computer rooms, four training rooms, modifications to the existing sprinkler, lighting and heating, ventilating, and air-conditioning system, installations of telephone and electric outlets, ceiling-high partitions, electric switches, folding partitions.

This proposal is to continue work currently being accomplished under previously approved prospectuses to upgrade building systems and office space and to convert warehouse type space to modern general purpose space. By permitting the Department of Labor to vacate leased space at an annual cost of approximately $2,400,000 this project can be amortized in less than one year.

Pennsylvania, Philadelphia, 5000 Wissahickon Ave---------- $2, 635, 000

This one story structure has a basement and a sub-basement and was constructed in 1928. It has a structural steel frame with brick walls and provides a gross area of 721,283 square feet and an occupiable area of 575,435 square feet. The major tenants of the facility are the Department of the Treasury, the Veterans' Administration, and the National Archives and Records Service.

Alterations are necessary to bring this building into conformance with recognized life and firesafety code requirements. The major items of work are required to provide a safe and healthful work environment. The installation of a total building fire sprinkler system, the modification of the fire alarm system, and the removal of asbestos in the basement and sub-basement are necessary.

Pennsylvania, Pittsburgh, post office/courthouse---------- $8, 672, 000

This monumental 10 story building, potentially eligible for inclusion in the National Register of Historic Places, as constructed in 1934. It is a steel frame structure with an exterior facing of limestone, marble and granite. The building has a gross floor area of 684,206 square feet and an occupiable area of 564,000 square feet.

The U.S. Postal Service will be vacating all of its space in the building except for 20,000 square feet of workroom and the postal box space on the first floor. A number of major modifications will be required to fully utilize the space to be vacated. The space on the first, second and third floors will be converted into office space and the fourth floor office space will be upgraded. This will require demolition and the installation of partitions, ceilings, doors, lights, and flooring; and the modification of restrooms and the heating, ventilating and air-conditioning system for office usage.

To meet recognized life and firesafety code requirements, an automatic sprinkler system will be provided on all space below grade. All stairwells will be enclosed. An emergency generator, with the necessary controls for elevator recall, fire alarm, exist lighting, and emergency lighting systems will be installed.

The electrical and lighting systems from the fourth through the tenth floors will be updated. Existing fixtures will be removed and replaced with energy efficient ones. Transformers will be provided to supply the existing panel boards.

Additional work includes the provision and modernization of restroom facilities, elevator rehabilitation, and handicapped accessibility modifications.

Virginia, Alexandria, post office/courthouse---------- $1,370,000

GSA has requested additional obligational authority to perform major repairs and alterations at the U.S. Post Office and Courthouse Building. The agency claims that delays in the appropriation of funds has resulted in cost escalations which justify the current estimate of total authority required to complete the project. This authorization will increase from $1,550,000 to $3,000,000 the total level of funding approved for the renovations. Part of this amount is included in the design and construction services budget activity category.

Virginia, Arlington, Pentagon---------- $4,602,000

The Pentagon was constructed in 1942 and provides a gross area of 6,546,360 square feet and an occupiable area of 3,796,004 square feet. It is constructed of steel frame and concrete.

GSA proposes to replace the existing fire alarm system to correct malfunctions due to deterioration and obsolescence and to meet current fire safety code requirements.

Three repair and alteration project require authorizations for less than $1 million maximum project cost which serves as the threshold for inclusion in the above listing. For this reason, the three are included in section 4(b)(2) of this legislation which contains an aggregate authorization of $140,805,000, mostly for non-line-item repair and alteration work at public buildings under GSA's management.

Iowa, Sioux City, post office/courthouse---------- $809,000

The U.S. Post Office and Courthouse is a monumental type building with three full floors and a partial fourth story. The building, completed in 1934, has an occupiable area of 61,297 square feet and a gross area of 109,668 square feet. The General Services Administration will acquire this building in Fiscal Year 1985 from the U.S. Postal Service (USPS).

The acquisition of this building is necessary to provide continued housing for the U.S. Courts and other Federal agencies. The USPS will vacate approximately 33,500 square feet of space which will be renovated into office space. Some existing first floor offices will require upgrading.

To meet recognized life and fire safety codes, the following items are required: a sprinkler system in the basement, enclosing two stairways and extending them from the second to the first floor, installing exit and emergency lighting, and connecting the fire alarm to the local fire department.

New public restrooms will be constructed on the first floor to serve the new office space. Basement postal service restroom facilities will be reduced in size.

This project will provide space to relocate Government agencies now in leased space to Government-owned space.

Missouri, Kansas City, 1500 E. Bannister Rd---------- $907,000

GSA originally submitted a prospectus on February 24, 1977 requesting $4,976,300 in obligational authority for basic repairs to this

large warehouse-type facility. The amount requested for work to be commenced during fiscal year 1985, $907,000 for repairs and alterations and $72,000 included in the aggregate amount for design and construction services, remains within the limitation established by the original project proposal.

Texas, Fort Worth, Warehouse No. 5---------- $710,000

This building is one of several warehouses located in the Fort Worth Federal Center complex. Warehouse #5 was constructed in 1942 and has a gross area of $239,088 square feet of which 213,610 square feet is occupiable. The building is a heavy timber structure with an exterior surface consisting of asphalt shingles, flooring of flat concrete slabs set on caissons, and a built-up composition roof. The existing roofing system has deteriorated; its replacement constitutes the sole work item associated with the project GSA has proposed for this facility.

Section 4(c) authorizes $53,572,000 for design and construction services. For the first time in fiscal year 1985 will the design, management, and inspection of new construction and repair and alteration projects become a directly funded budget activity under a no year authorization. This change will eliminate potential Anti-deficiency Act violations which plagued the operations of the Construction Services Fund before its termination in 1982. It will also facilitate flexible decision-making by GSA's regional managers with regard to in-house versus outside-contract design efforts.

Section 4(d) authorizes $865,000,000 for fiscal year 1985 for the rental of building space. This amount is divided into two categories: (1) $25,700,000 for succeeding lease agreements to replace expired leases for the same amount of space and for new leases to acquire expansion space and (2) $839,300,000 for lease payments to be made during fiscal year 1985, including increases in operating costs and taxes, for building space leased prior to that year.

Section 4(e) authorizes $694,998,000 for fiscal year 1985 for real property-operations. This category includes cleaning, routine maintenance, utilities, and protection in Government-owned buildings and some or all of these costs in leased buildings as specified in the lease agreements.

Section 4(f) authorizes $117,040,000 in fiscal year 1985 for program direction. This function encompasses the overall management and administration of the programs of the Public Buildings Service, including preparation of annual and long-range plans and the storage, retrieval, and analysis of information on the GSA building inventory.

Section 4(g) authorizes appropriations for fiscal year 1985 of $178,911,000 for payment of principal, interest, taxes, and any other required obligations related to facilities acquired pursuant to both the Public Building Purchase Contract Act of 1954 (40 U.S.C. 356) and the Public Building Amendments of 1972 (40 U.S.C. 602c). This amount is fixed by previous contractual commitments of the Government that extend for some time into the future. The acts cited above enable GSA to enter into long-term borrowing arrangements in the private lending markets—in a few cases, through the Federal Financing Bank—to permit construction of a backlog of public building projects that had been approved but unfunded when the laws were

enacted. Under these purchase contracts, the Government makes regular payments on the loans and title to the building passes to the Government at the end of the long-term payment periods.

Section 5

Section 5(a) provides that funds appropriated under sections 4(a) and 4(b) for construction, renovation, repair, or alteration are to remain available for obligation and expenditure without regard to fiscal year limitations, provided that an appropriation for such projects is received during the same year they are authorized and covers their total estimated costs. That is, funds appropriated for the total cost of construction do not expire at the end of the fiscal year for which they are appropriated but remain available until fully expended.

Section 5(b) gives recognition to the new accounting procedure for funds used to design new construction and repair and alteration projects. Beginning with fiscal year 1985, funds for design are included in the design and construction services budget activity, section 4(c) of this legislation. If projects listed in sections 4(a) and 4(b) receive appropriations for fiscal year 1985, commencing design for those projects using funds appropriated pursuant to section 4(c) shall constitute compliance with the provisions of section 5(a) regarding the availability of construction funds for such projects in future fiscal years.

Section 6

Section 6 provides authority for GSA to undertake emergency renovation, alteration, and repair projects or enter into emergency leases not previously authorized. Ten percent of the funds made available for renovations, repairs, and alterations under section 4(b) could be reprogrammed to emergency needs not anticipated when the Administrator submitted his annual program and budget request. Likewise, funds available under section 4(d) may be utilized for lease requirements which could not have been so anticipated. The Committee does not expect that funds would ever be reprogrammed from one subsection in order to meet the needs normally funded through the other subsection. For example, funds should not be reprogrammed from subsection (b) to undertake a lease. Nor should funds be reprogrammed from subsection (d) to renovate, alter, or repair buildings. On the other hand, any funds available within the various components of a subsection may be utilized to meet these respective needs.

The legislation requires that no funds may be obligated under section 6 until 30 days after the submission by the Administrator of an explanatory statement to the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the House. The explanation should include a description and justification for the renovation, alteration, or repair, or lease or alteration to leased space, as well as a statement of the reasons the project or lease cannot be deferred to the next succeeding fiscal year.

In the event that the Administrator believes the project or lease is such a critical emergency that it should not be deferred for 30 days, he may proceed prior to the lapse of the 30-day period. In such cases, his statement to the Committees should also include his justification for proceeding prior to the 30-day lapse in time.

HEARING

On May 3, 1984 the Committee held a hearing on the fiscal year 1985 program of the Public Buildings Service of the General Services Administration. Testimony was received from Charles C. G. Evans, Jr. and David Mudgett of the Evans Development Company on the proposed second phase of the Pavillion at the Old Post Office; from David Childs and Bates Lowry of the National Building Museum and Dan Mundy of the AFL–CIO on the proposed renovation of the Pension Building; and from Les Mitchell of the Public Buildings Service on GSA's proposed fiscal year 1985 program.

ROLLCALL VOTES DURING COMMITTEE CONSIDERATION

Section 7(b) of rule XXVI of the Standing Rules of the Senate and the rules of the Committee on Environment and Public Works requires that any rollcall votes be announced in reports accompanying legislation. During the Committee's consideration of this measure, no rollcall votes were taken. The bill was ordered reported by voice vote.

EVALUATION OF REGULATORY IMPACT

In paragraph with paragraph 11(b) of rule XXVI of the Standing Rules of the Senate, the committee has evaluated the regulatory impact of the bill. In view of the fact that the bill primarily affects the internal operations of the Government, there are no new regulatory implications.

COST OF LEGISLATION

Section 403 of the Congressional Budget and Impoundment Control Act requires that a statement of the cost of the reported bill, prepared by the Congressional Budget Office, he included in the report. A copy of that statement follows:

U.S. CONGRESS,
CONGRESSIONAL BUDGET OFFICE,
Washington, D.C., May 9, 1984.

HON. ROBERT T. STAFFORD,
Chairman, Committee on Environment and Public Works, U.S. Senate, Dirksen Senate Office Building, Washington, D.C.

DEAR MR. CHAIRMAN: The Congressional Budget Office has prepared the attached cost estimate for S. 2635, the Public Buildings Authorization Act of 1984.

If you wish further details on this estimate, we will be pleased to provide them.

Sincerely,

ERIC HANNSHEK
(For Rudolph G. Penner).

CONGRESSIONAL BUDGET OFFICE COST ESTIMATE

1. Bill number: S. 2635.
2. Bill title: Public Buildings Authorization Act of 1984.

3. Bill status: As ordered reported by the Senate Committee on Environment and Public Works, May 8, 1984.

4. Bill purpose: This bill authorizes the appropriation of receipts from the Federal Buildings Fund to finance activities of the Public Buildings Service of the General Services Administration. The bill also makes certain changes in the funding procedures for the activities of the Public Buildings Service, to begin in fiscal year 1985.

5. Estimated cost to the Federal Government: The bill authorizes the appropriation of $2,228 million for fiscal year 1985 to provide funds for the operations of the Public Buildings Service.

	Millions
Authorization level:	
Fiscal year:	
1985	$2,228
1986	-----
1987	-----
1988	-----
1989	-----
Estimated outlays:	
Fiscal year:	
1985	1,890
1986	245
1987	93
1988	-----
1989	-----

The costs of this bill fall within budget function 800.

Basis of estimate: This estimate assumes that the amount authorized will be appropriated. Estimated outlays are based on historical spending patterns.

6. Estimated cost to State and local governments: None.

7. Estimate comparison: None.

8. Previous CBO estimate: None.

9. Estimate prepared by: Mary Ann Curtin.

10. Estimate approved by:

JAMES BLUM,
Assistant Director for Budget Analysis.

CHANGES IN EXISTING LAW

In compliance with paragraph 12 of rule XXVI of the Standing Rules of the Senate, the committee reports that the bill makes no changes in existing law.

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